

RESOLUTION NO. R-78-218

RESOLUTION APPROVING ZONING PETITION

WHEREAS, the Board of County Commissioners, as the governing body, pursuant to the authority vested in Chapter 163 and Chapter 125, Florida Statutes, is authorized and empowered to consider petitions relating to zoning; and

WHEREAS, the notice and hearing requirements as provided for in Chapter 402.5 of the Palm Beach County Zoning Code Ordinance No. 73-2 have been satisfied; and

WHEREAS, Petition No. 78-5 was presented to the Board of County Commissioners of Palm Beach County at its public hearing conducted on 26 January 1978.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, assembled in regular session the 26th day of January, 1978, that petition No. 78-5 the petition of BOCA HAMPTONS MANAGEMENT, INC. AND MINI MART DEVELOPMENT CORPORATION by F. Martin Perry, Attorney, to AMEND THE HAMPTONS AT BOCA RATON PLANNED UNIT DEVELOPMENT MASTER PLAN WHICH WAS APPROVED MARCH 16, 1973 PURSUANT TO THE CONDITIONAL USE APPROVAL OF JANUARY 8, 1970, FOR A PLANNED UNIT DEVELOPMENT UNDER THE ZONING RESOLUTION NO. 3-57 AS AMENDED. Said Master Plan covers the following described property: Tracts 1 through 46, inclusive, Tracts 51 through 78, inclusive and Tracts 83 through 96, inclusive, and the North 433 feet of Tracts 97 through 112, inclusive, Block 74, together with Tracts 2 through 17, inclusive, Tracts 20 through 29, inclusive, Tracts 32 through 59, inclusive, Tracts 62 through 89, inclusive, together with the North 433 feet of Tracts 92 through 101, inclusive and together with that part of Tracts 1, 30, 31, 60, 61 and 90, and the North 433 feet of Tract 91, lying West of the West right-of-way line of Florida Turnpike, all in Block 75, Palm

Reach Farms Company, Plat No. 3, in Sections 7 and 8, Township 47 South, Range 42 East, as recorded in Plat Book 2, pages 45 through 54, less, however, the West 215 feet of Tracts 46, 51, 78 and 83, Block 74, said Palm Beach Farms Company, Plat No. 3. Said property lying between Florida's Turnpike and State Road No. 7, approximately .9 miles north of Boca Raton West Road (S.R.808) in an AG-Agricultural District, was approved as advertised subject to the following special conditions:

1. Developer shall construct Lyons Road from the south property line to Glades Road as a two-lane section. Palm Beach County Engineering Department shall provide design and drainage for this section of road.
2. Developer shall construct Lyons Road within the project limits as a four-lane section; the alignment of which shall be approved by the County Engineer.
3. Developer shall construct a left turn lane, west approach, a right turn lane, east approach, and a right turn lane and dual left turn lane, north approach, at the intersection of Lyons Road and Glades Road. The construction of a second left turn lane, north approach, shall be required when determined by the County Engineer.
4. Developer shall construct a right turn lane, south approach, at the intersection of Kimberly Boulevard and S.R.7.
5. Developer shall signalize the intersection of Kimberly Boulevard and S.R.7 when warranted as determined by the County Engineer.
6. Developer shall construct a left turn Lane, north approach, and a right turn lane, south approach, at the intersection of New England Boulevard and S.R.7.
7. Developer shall construct left and right turn lanes at the west, north and south approaches at the intersection of Kimberly Boulevard and Lyons Road.
8. Developer shall signalize the intersection of Kimberly Boulevard and Lyons Road when warranted as determined by the County Engineer.
9. Developer shall construct a left turn lane, south approach, and a left turn lane, west approach, at the intersection of New England Boulevard and Lyons Road.
10. Developer shall signalize the intersection of New England Boulevard and Lyons Road when warranted as determined by the County Engineer.
11. Developer shall construct a left turn lane, south approach, at the main entrance to the golf course clubhouse on Lyons Road.

12. Developer shall construct a right turn lane, south approach, at the intersection of the north entrance road and Lyons Road.
13. Developer shall provide access to the major recreational tract on Lyons Road from within the multi-family area and no permanent driveways shall be allowed to Lyons Road. A temporary driveway to the sales office shall be allowed during initial construction.
14. Developer shall signalize the intersection of Lyons Road and Glades Road when warranted as determined by the County Engineer.. Developer's participation in this requirement shall be limited to a pro-rata share of total cost based upon traffic volumes at the time the traffic warrant is met, as determined by the County Engineer.
15. Developer shall construct a left turn lane, east approach, at the intersection of Kimberly Boulevard and the shopping center entrance. The entrance shall be located a minimum of six hundred sixty (660) feet from the centerline of Lyons Road.
16. Developer shall construct a left turn lane, south approach, at the intersection of Lyons Road and the shopping center entrance. The location of the entrance road shall be approved by the County Engineer.
17. The main entrances to the shopping center on both Kimberly Boulevard and Lyons Road shall be two (2) lanes in and two (2) lanes out.
18. Developer shall dedicate two (2) percent of the project area to Palm Beach County or other civic use as allowed by the Code to be determined by Palm Beach County.
19. Within seven (7) days of the Amendment of the Master Plan approval the Developer shall donate fifty thousand dollars (\$50,000.00) to the School Board of Palm Beach County.
20. Developer shall provide an additional fifty (50) acres of recreation area to be comprised of an eight (8) foot bike path system throughout the project; a passive linear park system forty (40) feet in width around the lake frontage; and three (3) piers for boating access to the lake, one (1) being located on each of the major recreation areas on the lake. In addition, within ninety (90) days of the Amendment of the Master Plan approval the Developer shall donate fifty thousand dollars (\$50,000.00) to Palm Beach County to be utilized offsite in the Boca Greens Park dedication area.

Commissioner Medlen , moved for approval of the petition.

The motion was seconded by Commissioner Lytal, and upon being put to a vote, the vote was as follows:

Peggy Evatt, Chairman	-	Yes
Bill Bailey, Vice Chairman	-	Yes
Lake Lytal	-	Yes
William Medlen	-	Yes
Dennis Koehler	-	Yes

The foregoing resolution was declared duly passed and adopted this 21st day of February, 1978, confirming action of 26 January 1978.

PALM BEACH COUNTY, FLORIDA
BY ITS BOARD OF COUNTY
COMMISSIONERS

JOHN B. DUNKLE, Clerk

By: *[Signature]*
Deputy Clerk

APPROVE AS TO FORM
AND LEGAL SUFFICIENCY

[Signature]
County Attorney

